

069.0

0004

0003.0

Map

Block

Lot

1 of 1

CARD

ARLINGTON

Total Card / Total Parcel

56,100 /

56,100

56,100 /

56,100

56,100 /

56,100

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

APPRaised:

56,100 /

56,100

USE VALUE:

56,100 /

56,100

ASSESSED:

56,100 /

56,100

No	Alt No	Direction/Street/City
0	LOT	DAVIS AVE, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	GHARAKHANIAN SHAHIN/TRUSTEE	
Owner 2:	GHARAKHANIAN REALTY TRUST	
Owner 3:		

Street 1: 15 DAVIS AVE
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: N
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: GHARAKHANIAN SHAHIN & SOHEILA -
Owner 2: -

Street 1: 15 DAVIS AVE
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: N
Postal: 02474 Type:

NARRATIVE DESCRIPTION
This Parcel contains 3,822 Sq. Ft. of land mainly classified as Undev. Land

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o Sewer
n Electri
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
132	Undev. Land		3822		Sq. Ft.	Site		0	70.	0.21	12			Unbuild	-85					56,139							56,100	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
132	3822.000			56,100	56,100		44268
Total Card	0.088			56,100	56,100	Entered Lot Size	GIS Ref
Total Parcel	0.088			56,100	56,100	Total Land:	GIS Ref
Source:	Market Adj Cost			N/A	/Parcel: N/A	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT Parcel ID: 069.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	132	FV		0	3,822.	56,100	56,100	56,100	Year End Roll	12/18/2019
2019	132	FV		0	3,822.	52,100	52,100	52,100	Year End Roll	1/3/2019
2018	132	FV		0	3,822.	52,100	52,100	52,100	Year End Roll	12/20/2017
2017	132	FV		0	3,822.	45,700	45,700	45,700	Year End Roll	1/3/2017
2016	132	FV		0	3,822.	41,700	41,700	41,700	Year End	1/4/2016
2015	132	FV		0	3,822.	36,900	36,900	36,900	Year End Roll	12/11/2014
2014	132	FV		0	3,822.	34,900	34,900	34,900	Year End Roll	12/16/2013
2013	132	FV		0	3,822.	33,200	33,200	33,200		12/13/2012

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GHARAKHANIAN SH	61777-315		5/10/2013	Convenience	99	No	No		
PATEL HEIDI & M	1387-64		7/19/2010	Mult Lots	800,000	No	No		Both lots recorded on one deed
POTTER LLOYD,	1358-25		8/8/2008	Mult Lots	790,000	No	No		Other lot (4) deed recorded separately
CLAYTON ARNOLD	1266-51		3/31/2003	Mult Lots	610,000	No	No		Other lot (4) deed recorded separately
CLAYTON ARNOLD	1193-136		9/4/1989	Convenience		No	No		Sub-division of two lots this deed is only
MCCALL CATHERIN	892-119		8/1/1977	Mult Lots	14,000	No	No		Deed for two lots, 5&6 on Davis Ave
V	608-106		8/15/1958			No	No		Deed for two lots on Davis Ave, lots 5&6

BUILDING PERMITS												ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name						
10/7/1999		Vacant Lot							1/1/1919		263	PATRIOT						

Sign: VERIFICATION OF VISIT NOT DATA / / /



